

Kellart Lake Lot Owners Association Annual Meeting August 28, 2021

Meeting was held at the Cissna Park Firehouse due to work being done at Grace Bible Church.

Dinner was at 5pm

Welcome by Zach Eisenmann

Prayer by Karen Wellborn

Board members present: Abby Petry, Zach Eisenmann, Jon Kaeb, Karen Wellborn, Marilyn Maurer

Zach asked all attendees to introduce themselves for all the 'new people'.

25 people were in attendance.

Dave called the meeting to order at 7:00pm

Marilyn read list of workday workers, those that donated food & money, she added a couple of people that did not get on the original list and thanked them all.

OLD BUSINESS –

1. Carp Fishing Tournament will be Labor Day weekend from Friday to Monday. Fliers were available that contained all the information for anyone interested.
2. Reminder that all boats, kayaks, rowboats, and any other watercraft need Kellart Lake boat stickers (2 for \$3.00) available from any board member.
3. Burn pile is ONLY for yard waste – keep it clear of boards with nails and trash.
4. All dogs are to be on leashes or within a fence. Any concerns should be addressed to the owner and on county roads, call county dog catcher.
5. Campers are not to be slept in or used on lake property. Any camper can be parked to get ready for a trip or to clean up after. Reasonable time is allowed.
6. A reminder was given that a building permit is needed for any new structure, including fences and docks. Get a copy of your plan to the board for prior approval and Iroquois County approval may be needed for some structures.
7. Shoreline Erosion – many people have done a good job taking care of the erosion on their lots. The board is still contacting those that have not dealt with their problem. Before bringing in any materials to fix the shoreline, check with the board to see that the material is not contaminated (with lead or other pollutants).

Treasurer's Report – Abby Petry passed out the yearly sheets on finances for the lake. Explanations were given on any questions. Copies of this report are on the website.

Motion to accept – Jim Roberts Seconded by – Jeff Maurer Motion carried

Secretary's Report – Due to covid, we did not have an annual meeting in 2020. Marilyn read the minutes from the 2019 meeting. No questions were asked.

Motion to accept – Ed Hazelip Seconded by – Susan Tungate Motion carried

Due to Dan Hamrick resigning from his board position, the board approached Stacy Schuldt prior to the meeting about filling this position. She accepted. Her appointment was brought to the members. Susan Tungate moved to close nominations, seconded by Rick Dulaney. Susan Tungate then requested unanimous board vote to approve. Rick Dulaney seconded. Members voted; nomination passed.

NEW BUSINESS

1. Jim Roberts asked when the water faucet at the park would be working. Zach explained that there was a problem with freezing, so a new faucet that will not freeze is being looked at. Dave Baier has been checking on it. Board will get a cost from Dave when he receives the information.
2. The status of the main boat launch possible repairs was discussed. Bill Parkhurst questioned whether gravel could just be put in the crack. It was explained that gravel would slide out of the bottom of the ramp. Zach explained that the cost of totally redoing the launch could easily be \$10,000.00, so the board has been exploring ideas. Extra gravel was placed on the launch in the back lake, so boats can be put in there. Susan Tungate suggested a company out of Pembroke that might do concrete ramps. Anyone that has a suggestion or know of people that do this kind of work, should contact a board member.
3. Upon looking at some of the costs to upkeep the lake, Susan Tungate suggested increasing the dues to keep up with inflation. Maybe a percentage increase each year would work well. Current dues are well below what other associations charge and are extremely reasonable now. Jim Roberts questioned why not fix boat ramp since our funds look good. The board explained that our funds get low as the year goes on; and we must have a good reserve wot tile that needs repaired/replaced. H then asked what tiling problem; the board explained that the tile is now 50 years old, made of clay which is deteriorating, and must be maintained.
4. Discussion was held regarding communication methods to get information out to the Lake Association Members. Susan Tungate suggested that instead of spending money on mailings, we should email or text information to lot owners. A Facebook page was also suggested. Let a board member know if you could help with this communication project.
5. Marilyn Maurer stated that she is chairing a committee to set up protocol for assessing lot owners that violate the by-laws. We currently send a letter asking the owner to

handle the problem by a certain date. Most people see that this is our community and comply. For those that do not, we need some guidelines on how to attain compliance.

- Susan Tungate stressed that notifying lot owners of violations must be consistent and for all residents, not just a few. She also said some of the by-laws may be outdated or should be revised on our next vote in 2024.
 - Lin Roberts motioned that there 'should be a committee, that includes the board and their overview, and the lake lawyer, to overhaul the bylaws'.
Seconded by Jeanann Oliva Motion carried.
 - Marilyn and the board will convene this committee when the violations committee is complete. This should be within the next couple of months.
6. Jon Kaeb said he did send in the water quality test to a company in Decatur, Illinois. It was sent the second week in August and is awaiting the results. The report will check e-coli, nitrates, and some other bacteria.

Elaine Harju thanked the board for all their work.

Madelyn Hazelip moved to adjourn the meeting; seconded by Jeff Maurer. Motion carried. Meeting adjourned.

Respectfully submitted,

Marilyn Maurer, Secretary